

Recorded requested by and  
when recorded return to:  
Robert M. Taylor, Attorney  
9565 S. Wasatch Blvd  
Salt Lake City, Utah 84092

Tax Nos.:

28-12-151-015, 28-12-151-035, 28-12-151-037  
28-12-151-038, 28-12-151-039, 28-12-151-040  
28-12-151-041, 28-12-151-002, 28-12-177-013  
28-12-177-018, 28-12-177-019, 28-12-177-020  
28-12-177-021, 28-12-177-022, 28-12-177-023  
28-12-177-024, 28-12-177-025, 28-12-177-027,  
28-12-177-028, 28-12-177-029, 28-12-177-030,  
28-12-177-031, 28-12-177-032, 28-12-177-033,  
28-12-177-034, 28-12-177-026

Document to Correct:

Entry No. 14010110, Book 11369, Page 5798

(Space above for Recorder's Use Only)

### SCRIVENER'S AFFIDAVIT

State of Utah )  
 ) ss.  
County of Salt Lake )

THIS SCRIVENER'S AFFIDAVIT ("**Affidavit**") is made by ROBERT M. TAYLOR ("**Affiant**"), a member of the Utah State Bar, the affiant and preparer of this Affidavit, and by KEVIN P. GATES ("**Gates**") and HOLLADAY 2550, LLC, a Utah limited liability company ("**H 2550**") (Gates and H 2550 are identified in the Easement Agreement and this Affidavit as "**Grantors**"), and by Cortlund G. Ashton, solely in his capacity as a Notary Public of the State of Utah (the "**Notary**"), who join together herein for the purpose of correcting a scrivener's error in the GRANT AND RESERVATIONS OF EASEMENTS dated August 30, 2022, and recorded with the Salt Lake County Recorder's office as Entry No. 14010110, in Book 11369, at Pages 5798-5812 (the "**Easement Agreement**"), which is incorporated herein by this reference.

On their oaths, Affiant, Grantors and Notary swear and affirm (1) that Affiant drafted the Easement Agreement as directed by Grantors; (2) that Grantors executed the Easement Agreement in their respective capacities, and Notary notarized the execution by H 2550, all as set forth in the Easement Agreement; and (3) that a typographical error in the Easement Agreement has come to their attention, by which La Caille Lot 3 was mistakenly called "*La Caille Lot 10*" in paragraph 3 and in the notarial certificate for H 2550 on Page 5 of the Easement Agreement. "*La Caille Lot 10*" has no meaning. The intended, correct, and only contextual, reference was to La Caille Lot 3.

This Affidavit is supported by the following facts: (a) The La Caille Subdivision is and at all times was a three (3) lot subdivision, and there is therefore not a "Lot 10" in The La Caille Subdivision. (b) La Caille Lot 3 is identified in the Recitals of the Easement Agreement, on page 1, in paragraph B, which states that ". . . H 2550 owns Lot 3 of the La Caille Subdivision, Tax Parcel Number 28-12-151-039 (for

convenience, that Lot is sometimes called “**La Caille Lot 3**”).” (c) “La Caille Lot 10” is not (except in error) used, defined nor in any other way referred to in the Easement Agreement and has no meaning. [For the avoidance of confusion, “LC Lot 10” is a different term which was defined in Recital A on page 1 of the Easement Agreement.] (d) La Caille Lot 3 is the property which borders the 035 Parcel and LC Lot 10. And, (e) In Recitals D and E on page 2 of the Easement Agreement, La Caille Lot 3 (together with the 035 Parcel and LC Lot 10) is expressly identified as one of the three “Servient Properties” upon which the “Easement Property” is situated. See also the Legal Description of Easement Property and its depiction on the map labeled “Right-of-Way Access Easement” in in Exhibit E to the Easement Agreement.

By this Affidavit, the undersigned do hereby join together to correct the scrivener’s error in the Easement Agreement.

Before correction, Paragraph 3 on Page 2 of 10 of the Easement Agreement, read:

3. Gates, in his capacities as the sole owner of LC Lot 10 and of the 035 Parcel, does hereby create, grant, reserve and convey for the benefit of the La Caille Estate Properties a perpetual paid up, nonexclusive appurtenant easement (the “La Caille Access Easement”) for use as an alternate means as needed due to the circumstances for access, ingress and egress, free of charge by the owner(s) and any lawful occupant(s) of and tenants, visitors, guests, providers and invitees of the owner(s) or lawful occupant(s) of the La Caille Estate Properties between, to and from Quail Ridge Road on one end and La Caille Lot 10 on the other end, on, over, and across those particular parts of the Easement Property which cross LC Lot 10 and the 035 Parcel and connect to La Caille Lot 10.

**CORRECTION:** Paragraph 3 on Page 2 of 10 of the Easement Agreement, more fully identified above, is hereby corrected and amended to read as follows:

3. Gates, in his capacities as the sole owner of LC Lot 10 and of the 035 Parcel, does hereby create, grant, reserve and convey for the benefit of the La Caille Estate Properties a perpetual paid up, nonexclusive appurtenant easement (the “La Caille Access Easement”) for use as an alternate means as needed due to the circumstances for access, ingress and egress, free of charge by the owner(s) and any lawful occupant(s) of and tenants, visitors, guests, providers and invitees of the owner(s) or lawful occupant(s) of the La Caille Estate Properties between, to and from Quail Ridge Road on one end and La Caille Lot 3 on the other end, on, over, and across those particular parts of the Easement Property which cross LC Lot 10 and the 035 Parcel and connect to La Caille Lot 3.

And before correction the certificate of the Notary on Page 5 of the Easement Agreement read:

The foregoing instrument was acknowledged before me this 30 day of August, 2022, by Kevin P. Gates, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, and who further acknowledged to me that they executed the above instrument in their authorized capacity for the Manager of Holladay 2550, LLC, the sole owner of La Caille Lot 10 referenced herein. I certify under penalty of perjury that the foregoing is true and correct.

**CORRECTION:** The certificate of the Notary on Page 5 thereof is corrected and amended to read as follows:

The foregoing instrument was acknowledged before me this 30 day of August, 2022, by Kevin P. Gates, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, and who further acknowledged to me that they executed the above instrument in their authorized capacity for the Manager of Holladay 2550, LLC, the sole owner of La Caille Lot 3 referenced herein. I certify under penalty of perjury that the foregoing is true and correct.

This Affidavit does not divest a grantee of any interest, alter an interest or return to a grantor any interest in real property.

IN WITNESS WHEREOF, the Affiant, Grantors and Notary, and each of them, do hereby swear to the above correction, and believe it to be the true and accurate intention of the parties who drafted, signed, notarized and recorded the Easement Agreement.

*[Handwritten Signature]*  
 Robert M. Taylor, Affiant  
 Date: 3/5/2024

*[Handwritten Signature]*  
 Kevin P. Gates, Grantor  
 Date: 3/5/24

Holladay 2550, LLC, Grantor  
 By its Manager, iFreedom Direct Corporation

*[Handwritten Signature]*  
 Kevin P. Gates, its President  
 Date: 3/5/24

Cortlund G. Ashton, Notary  
 Date: \_\_\_\_\_

STATE OF Utah )  
 ) ss  
 COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2024, by Robert M. Taylor, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, who declared that he is the Affiant referenced herein. I certify that the foregoing is true and correct.

*[Handwritten Signature]*  
 Notary Public  
 Residing at: Bountiful, Utah  
 Commission Exp. 5/3/26



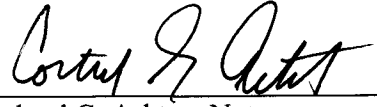
IN WITNESS WHEREOF, the Affiant, Grantors and Notary, and each of them, do hereby swear to the above correction, and believe it to be the true and accurate intention of the parties who drafted, signed, notarized and recorded the Easement Agreement.

\_\_\_\_\_  
 Robert M. Taylor, Affiant  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Kevin P. Gates, Grantor  
 Date: \_\_\_\_\_

Holladay 2550, LLC, Grantor  
 By its Manager, iFreedom Direct Corporation

\_\_\_\_\_, its \_\_\_\_\_  
 Date: \_\_\_\_\_

  
 \_\_\_\_\_  
 Cortlund G. Ashton, Notary  
 Date: 7 MARCH 2024

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Robert M. Taylor, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, who declared that he is the Notary Public referenced herein. I certify under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
 Notary Public  
 Residing at:  
 Commission Exp.

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 5 day of March, 2024, by Kevin P. Gates, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, who declared that he is the sole owner of both the 035 Parcel and at the time of the Easement Agreement, was the sole owner of LC Lot 10 referenced therein. I certify that the foregoing is true and correct.



BR Robinson  
Notary Public

Residing at: Bountiful, Utah  
Commission Exp. 5/3/26

STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 5 day of March, 2024, by Kevin P. Gates, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, and who further acknowledged to me that they executed the above instrument in their authorized capacity for the Manager of Holladay 2550, LLC, the sole owner of La Caille Lot 3 referenced herein. I certify that the foregoing is true and correct.



BR Robinson  
Notary Public

Residing at: Bountiful, Utah  
Commission Exp. 5/3/26

STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2024, by Cortlund G. Ashton, a person known to me, or who proved to me based on satisfactory evidence that he is the person whose name is subscribed to this instrument, who declared that he is the Notary Public referenced herein. I certify that the foregoing is true and correct.



Krista Crook  
Notary Public

Residing at:  
Commission Exp.

Attached to this Affidavit are the legal descriptions which are attached to the Easement Agreement, it being noted that the Monte Cristo at LaCaille Subdivision has since been approved.

- Exhibit A: Little Cottonwood subdivision Lot 10, the street address of which is 9701 South Quail Ridge Road, Sandy, Utah 84092, the Tax Parcel Number for which is 28-12-151-015 (the "**LC Lot 10**"),
- Exhibit B: An undeveloped parcel adjacent to LC Lot 10 on its east boundary, the Tax Parcel Number of which is 28-12-151-035 (the "**035 Parcel**"), and
- Exhibit C: Adjacent to the 035 Parcel and to LC Lot 10, the historic La Caille Estate, made up of the lots of The La Caille Subdivision, and other parcels upon which various interconnected buildings are situated and various uses are conducted, (the "**La Caille Estate Properties**"), and in particular, identified Lot 3 of The La Caille Subdivision, Tax Parcel Number 28-12-151-039 ("**La Caille Lot 3**"), which is adjacent to the 035 Parcel and to LC Lot 10.
- Exhibit D: The properties which make up Monte Cristo at LaCaille Subdivision, for which the legal descriptions used in the Easement Agreement, as well as the current legal descriptions which resulted from the approval of the Monte Cristo at LaCaille Subdivision, and for which the current Tax Parcel Numbers are noted.
- Exhibit E: The Easement Property.

**EXHIBIT A**

Legal Description of LC Lot 10  
(9701 Quail Ridge Road, Sandy, Utah 84092)

LOT 10, LITTLE COTTONWOOD, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE

Tax Parcel Number 28-12-151-015

**EXHIBIT B**

Legal Description of 035 Parcel

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, LITTLE COTTONWOOD, A SUBDIVISION, SAID NORTHWEST CORNER BEING SOUTH 0°37'45" EAST ALONG THE SECTION LINE 1936.99 FEET AND EAST 48293 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 77°41'00" EAST 40.06 FEET; THENCE SOUTH 83°14'00" EAST 59.64 FEET; THENCE SOUTH 81°19'00" EAST 18.857 FEET; THENCE SOUTH 0°35'50" EAST 96.268 FEET; THENCE WEST 116.493 FEET; THENCE NORTH 1°11'40" WEST 114.90 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number 28-12-151-035



## EXHIBIT C

### Legal Descriptions of La Caille Estate Properties

*See attached descriptions, incorporated herein by this reference as if more fully set forth herein.*

PARCEL 1: TIN 28-12-177-014

BEGINNING AT A POINT BEING NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 863.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 86°00'00" WEST 208.88 FEET; THENCE NORTH 3°00'00" EAST 225.78 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 68.68 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 179.82 FEET; THENCE SOUTH 86°00'00" EAST 140.27 FEET; THENCE SOUTH 3°00'00" WEST 43.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TIN 28-12-179-002

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 645.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87° EAST 432.8 FEET; THENCE NORTH 3° EAST 75 FEET; THENCE NORTH 87° WEST 90 FEET; THENCE NORTH 43°35' WEST 145.5 FEET; THENCE NORTH 87° WEST 237.1 FEET; THENCE SOUTH 3° WEST 175 FEET TO THE POINT OF BEGINNING.

PARCEL 3: TIN 28-12-179-004

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 720.05 FEET AND SOUTH 87° EAST 342.8 FEET AND NORTH 43°35' WEST 52.5 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°35' WEST 48 FEET; THENCE NORTH 21°26' EAST 253 FEET, MORE OR LESS, TO THE CENTER OF SAID CREEK SOUTHEASTERLY 13.3 FEET, MORE OR LESS, TO A POINT NORTH 13°10' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 13°10' WEST 266.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4: TIN 28-12-179-001

Beginning at a point North 89°52'27" East 1734.05 feet along the Section line and North 03°00'00" East 907.60 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86°00'00" West 140.27 feet; thence North 03°00'00" East 179.82 feet to the centerline of said Little Cottonwood Creek; thence South 84°09'44" East 85.01 feet along the centerline of said Little Cottonwood Creek to the Southwest corner of Rola Acres Phase 1; thence South 73°37'14" East 171.95 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 89°38'04" East 22.09 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 03°00'00" West 106.82 feet; thence South 67°08'00" West 77.00 feet; thence North 86°00'00" West 64.73 feet to the point of beginning.

PARCEL 5: TIN 28-12-179-005

Commencing at a point 105.1 rods East and North 03°00'00" East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 87°00'00" East 237.1 feet; thence South 43°35'00" East 45.0 feet; thence North 21°26'00" East 253 feet more or less to the center line of Little Cottonwood Creek; thence Northwesterly along the center line of said creek 220 feet more or less to the Northeast corner of Clarence L. and Laura S. Giles property; thence South 03°00'00" West 131.14 feet; thence South 67°08'00" West 77 feet; thence North 86°00'00" West 64.73 feet; thence South 03°00'00" West 86.51 feet to the place of beginning.

PARCEL 6: TIN 28-12-177-015

Commencing 105.1 rods East and North 03°00'00" East 490.05 feet and South 87°00'00" East 455.8 feet and North 03°00'00" East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 87°00'00" West 113 feet; thence North 43°35'00" West 52.5 feet; thence North 13°10'00" East 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 03°00'00" East from the point of beginning; thence South 03°00'00" West 258 feet, more or less to the point of beginning.

LESS AND EXCEPTING THEREFROM the above described right of way any portion lying within Lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

PARCEL 7: TIN 28-12-151-037

Lot 1, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 8: TIN 28-12-151-038

Lot 2, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 9: TIN 28-12-151-039

Lot 3, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 10: TIN 28-12-151-040

BEG N 0°37'45" W 853.335 FT FR W 1/4 COR SEC 12, T 3S, R 1E, SLM; E 183 FT; N 11° E 107.624 FT; S 83° E 26.113 FT; N 0° 18' E 288.56 FT; N 230 FT; W 18.52 FT M OR L; S 24 FT; E 18.52 FT M OR L; S 206 FT M OR L; S 0°18' W 268.56 FT; W 230.96 FT M OR L; S 0°37'45" E 127.55 FT M OR L TO BEG.

PARCEL 11 TIN 28-12-151-041

BEG S 0°37'45" E 1204.50 FT FR NW COR SEC 12, T 3S, R 1E, SLM; E 121.76 FT; S 43 FT; W 121.29 FT; N 0°37'45" W 43.00 FT TO BEG.

PARCEL 12 TIN 28-12-151-042

BEG S 0°37'45" E 1247.50 FT FR NW COR SEC 12, T 3S, R 1E, SLM; E 121.29 FT; N 43 FT; E 103.24 FT; S 0°37'45" E 495 FT M OR L; W 225 FT; N 0°37'45" W 452.00 FT M OR L TO BEG

PARCEL 13 TIN 28-12-151-002

BEG 1228 FT S & 225 FT E FR NW COR SEC 12, T 3S, R 1E, SL MER, E 18.26 FT; S 206.5 FT; S 0°18' W 268.56 FT; W 16.61 FT; N 475 FT M OR L TO BEG.

PARCEL 14 TIN 28-12-177-013

BEG E 1410.18 FT & S 1997.08 FT FR NW COR SEC 12, T 3S, R 1E, SLM; S 3°14' W 90.18 FT M OR L; N 59°44'04" W 18.37 FT; N 3°14' E 82.05 FT M OR L; S 86° E 16.17 FT TO BEG.

PARCEL 15 TIN 28-12-177-016

BEG N 89°51'28" E 1372.44 FT & N 827.38 FT FR W 1/4 SEC 12, T3S, R1E, SLM; N 3°13'01" E 68.36 FT; N 7°35'01" E 200 FT; N 89°59'01" E 14.42 FT; S 15°18'15" W 13.18 FT; S 74°50'45" E 64.40 FT; N 70°05'26" E 114.78 FT; S 84°10'43" E 0.25 FT; S 3°00'57" W 229.54 FT; S 86°00'59" E 40.34 FT; SW'LY ALG 36 FT RADIUS CURVE TO L, 34 FT (CHD S 66°55'30" W); SW'LY ALG 150 FT RADIUS CURVE TO R, 77.28 FT (CHD S 54°37'35" W); N 20°36'49" W 38.62 FT; S 62°57'20" W 51.54 FT; N 89°45'02" W 87.71 FT TO BEG.

PARCEL 16 TIN 28-12-177-017

BEG N 89°51'28" E 1372.44 FT & N 827.38 FT FR W 1/4 SEC 12, T3S, R1E, SLM; S 89°45'02" E 87.71 FT; N 62°57'20" E 51.54 FT; S 20°36'49" E 38.62 FT; NE'LY ALG 150 FT RADIUS CURVE TO L, 77.28 FT (CHD N 54°37'35" E); NE'LY ALG 36 FT RADIUS CURVE TO R, 34 FT (CHD N 66°55'30" E); S 86°00'59" E 168.42 FT; S 2°59'01" W 222.38 FT; N 85°44'23" W 225.41 FT; N 3°00'57" E 16.50 FT; N 85°59'03" W 180.71 FT; N 3°13'01" E 144.14 FT TO BEG.

PARCEL 17 TIN 28-12-179-003

BEG 105.1 RDS E & N 3° E 490.05 FT FR W 1/4 COR SEC 12 T 3S R 1E SL MER S 87° E 432.8 FT N 3° E 155 FT N 87° W 432.8 FT S 3° W 155 FT TO BEG

Parcel TIN 28-12-177-028 (parcel not included in Monte Cristo at La Caille Subdivision)

BEG N 89°51'28" E 1372.44 FT & N 827.38 FT FR W 1 / 4 SEC 12, T3S, R1E, SLM; S 89°45'02" E 87.71 FT; N 62°57'20" E 51.54 FT; S 20°36'49" E 38.62 FT; NE'LY ALG 150 FT RADIUS CURVE TO L, 77.28 FT (CHD N 54°37'35" E); NE'LY ALG 36 FT RADIUS CURVE TO R, 34 FT (CHD N 66°55'30" E); S 86°00'59" E 168.42 FT; S 2°59'01" W 222.38 FT; N 85°44'23" W 225.41 FT; N 3°00'57" E 16.50 FT; N 85°59'03" W 180.71 FT; N 3°13'01" E 144.14 FT TO BEG. LESS ANY PORTION LYING IN MONTE CRISTO AT LACAILLE

## EXHIBIT D

### Legal Description of properties making up the (then) proposed Monte Cristo at LaCaille Subdivision in Exhibit D of the Easement Agreement

Proposed MONTE CRISTO AT LACAILLE PLAT, being more particularly described as follows:

A parcel of land situate in the Northwest quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31 in the office of the Salt Lake County Recorder, said point also being North 00°38'44" West 493.34 feet along the section line and East 1,766.31 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 03°00'57" East 155.00 feet along the Easterly boundary line and its extension of Mountain Valley Subdivision, recorded November 28, 1978 as Entry No. 3203350 in Book 78-11 at Page 319; thence North 02°59'01" East 215.27 feet (North 03°00'00" West record); thence North 86°00'59" West 79.89 feet; thence Westerly 75.56 feet along the arc of a 176.00 foot radius curve to the left (center bears South 03°59'01" West and the chord bears South 81°41'06" West 74.98 feet with a central angle of 24°35'50"); thence South 69°23'11" West 113.87 feet; thence North 20°36'49" West 38.62 feet; thence South 62°57'20" West 51.54 feet; thence North 89°45'02" West 87.71 feet to the Easterly boundary line of Lot 3 of The La Caille Subdivision, recorded January 30, 1995 as Entry No. 6012894 in Book 95-1P at Page 17; thence along said Easterly boundary line the following two (2) courses: (1) North 03°13'01" East 68.36 feet; (2) North 07°35'01" East 200.00 feet to the center line of Little Cottonwood Creek; thence along said center line the following fourteen (14) courses: (1) North 89°59'01" East 14.42 feet; (2) South 15°18'15" West 13.18 feet; (3) South 74°50'45" East 64.41 feet; (4) North 70°05'26" East 114.78 feet; (5) South 84°10'43" East 152.38 feet; (6) South 18°29'57" West 6.19 feet; (7) South 78°04'52" East 8.90 feet; (8) South 68°36'25" East 41.55 feet; (9) South 77°13'11" East 43.44 feet; (10) South 83°11'25" East 38.70 feet; (11) South 73°38'13" East 40.39 feet; (12) South 89°39'03" East 142.38 feet; (13) South 66°52'57" East 136.14 feet; (14) South 68°37'37" East 79.14 feet; thence South 02°59'01" West 263.34 feet; thence North 87°00'59" West 23.14 feet; thence South 02°59'01" West 227.51 feet to the Northerly boundary line of said Little Cottonwood East Subdivision; thence North 87°00'59" West 432.74 feet (North 87°00' West 431.86 feet record) along said Northerly boundary line to the point of beginning.

AND since the recordation of the official Plat of the Monte Cristo at La Caille Subdivision

LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, AND 113, AND THE COMMON AREAS WITHIN THE MONTE CRISTO AT LA CAILLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE

Tax Numbers: 28-12-177-018, 28-12-177-019, 28-12-177-020, 28-12-177-021, 28-12-177-022, 28-12-177-023, 28-12-177-024, 28-12-177-025, 28-12-177-027, 28-12-177-028, 28-12-177-029, 28-12-177-030, 28-12-177-031, 28-12-177-032, 28-12-177-033, 28-12-177-034

## EXHIBIT E

### Legal Description of Easement Property

#### **20' Right-of-Way Access Easement**

Beginning at a point on the Easterly Right-of-Way Line of Quail Ridge Road, said point being North 00°38'44" West 717.47 feet along the section line and East 376.84 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence Northeasterly 20.72 feet along the arc of a 45.00 foot radius curve to the left (center bears North 68°32'36" West and the chord bears North 08°15'58" East 20.54 feet with a central angle of 26°22'52") along said Easterly Right-of-Way Line to the Northwesterly Corner of Lot 10 of Little Cottonwood Subdivision;

thence North 85°07'59" East 193.11 feet along the northerly boundary line of said Lot 10 and its extension;

thence Southeasterly 28.35 feet along the arc of a 120.00 foot radius curve to the right (center bears South 04°52'01" East and the chord bears South 88°06'00" East 28.28 feet with a central angle of 13°32'02");

thence South 81°19'59" East 84.99 feet;

thence Southeasterly 13.87 feet along the arc of a 80.00 foot radius curve to the left (center bears North 08°40'01" East and the chord bears South 86°18'04" East 13.86 feet with a central angle of 09°56'11");

thence Southeasterly 20.81 feet along the arc of a 120.00 foot radius curve to the right (center bears South 01°16'10" East and the chord bears South 86°18'04" East 20.78 feet with a central angle of 09°56'11");

thence South 81°19'59" East 35.96 feet;

thence Northeasterly 24.91 feet along the arc of a 28.00 foot radius curve to the left (center bears North 08°40'01" East and the chord bears North 73°10'36" East 24.10 feet with a central angle of 50°58'49");

thence North 47°41'12" East 5.23 feet;

thence Northeasterly 67.19 feet along the arc of a 48.00 foot radius curve to the right (center bears South 42°18'48" East and the chord bears North 87°47'23" East 61.84 feet with a central angle of 80°12'23");

thence Southeasterly 78.44 feet along the arc of a 153.50 foot radius curve to the left (center bears North 37°53'35" East and the chord bears South 66°44'49" East 77.59 feet with a central angle of 29°16'49");

thence South 80°28'35" East 31.40 feet;

thence South 81°19'59" East 126.01 feet;

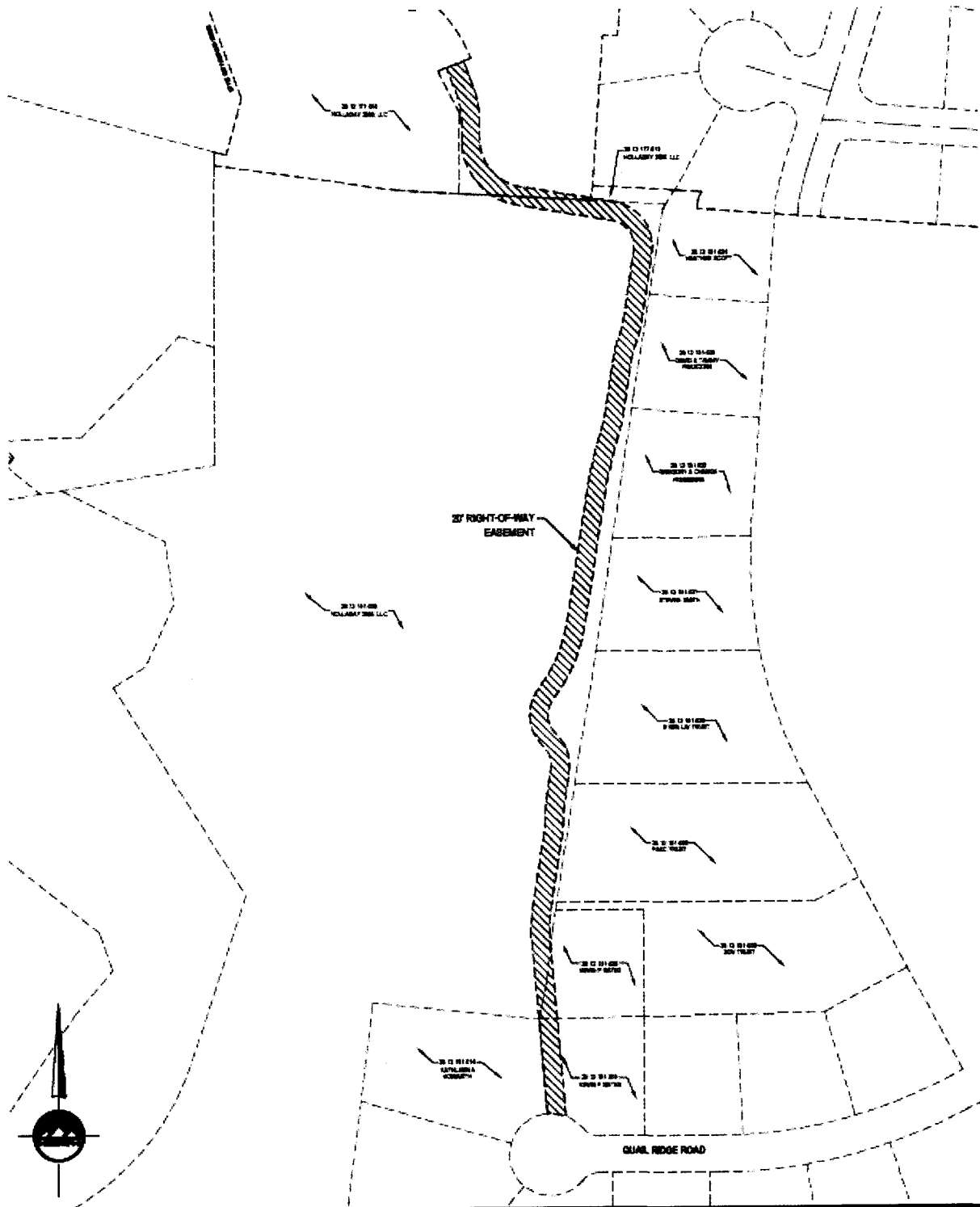
thence Southeasterly 14.59 feet along the arc of a 70.50 foot radius curve to the right (center bears South 08°40'01" West and the chord bears South 75°24'10" East 14.57 feet with a central angle of 11°51'36");

thence South 77°20'49" East 15.84 feet;

thence South 74°32'03" East 37.92 feet;  
 thence Southeasterly 0.43 feet along the arc of a 20.00 foot radius curve to the right  
 (center bears South 07°25'27" West and the chord bears South 81°57'16" East 0.43 feet with a  
 central angle of 01°14'34");  
 thence South 81°19'59" East 63.62 feet;  
 thence Southeasterly 26.89 feet along the arc of a 120.00 foot radius curve to the right  
 (center bears South 08°40'01" West and the chord bears South 74°54'49" East 26.83 feet with a  
 central angle of 12°50'19");  
 thence Southeasterly 17.93 feet along the arc of a 80.00 foot radius curve to the left  
 (center bears North 21°30'20" East and the chord bears South 74°54'49" East 17.89 feet with a  
 central angle of 12°50'19");  
 thence South 81°19'59" East 77.14 feet;  
 thence Northeasterly 43.64 feet along the arc of a 28.00 foot radius curve to the left  
 (center bears North 08°40'01" East and the chord bears North 54°01'15" East 39.35 feet with a  
 central angle of 89°17'32");  
 thence North 09°22'29" East 105.92 feet;  
 thence Northeasterly 101.63 feet along the arc of a 72.00 foot radius curve to the right  
 (center bears South 80°37'31" East and the chord bears North 49°48'43" East 93.40 feet with a  
 central angle of 80°52'29");  
 thence South 89°45'02" East 21.25 feet;  
 thence Northeasterly 29.40 feet along the arc of a 80.00 foot radius curve to the left  
 (center bears North 00°14'58" East and the chord bears North 79°43'20" East 29.23 feet with a  
 central angle of 21°03'16");  
 thence North 69°11'43" East 30.17 feet;  
 thence South 20°36'49" East 20.00 feet;  
 thence South 69°11'43" West 30.11 feet;  
 thence Southwesterly 36.75 feet along the arc of a 100.00 foot radius curve to the right  
 (center bears North 20°48'18" West and the chord bears South 79°43'20" West 36.54 feet with  
 a central angle of 21°03'16");  
 thence North 89°45'02" West 21.25 feet;  
 thence Southwesterly 73.40 feet along the arc of a 52.00 foot radius curve to the left  
 (center bears South 00°14'58" West and the chord bears South 49°48'43" West 67.46 feet with  
 a central angle of 80°52'29");  
 thence South 09°22'29" West 105.92 feet;  
 thence Southwesterly 74.81 feet along the arc of a 48.00 foot radius curve to the right  
 (center bears North 80°37'31" West and the chord bears South 54°01'15" West 67.46 feet with  
 a central angle of 89°17'32");  
 thence North 81°19'59" West 77.14 feet;  
 thence Northwesterly 22.41 feet along the arc of a 100.00 foot radius curve to the right  
 (center bears North 08°40'01" East and the chord bears North 74°54'49" West 22.36 feet with a  
 central angle of 12°50'19");

thence Northwesterly 22.41 feet along the arc of a 100.00 foot radius curve to the left  
 (center bears South 21°30'20" West and the chord bears North 74°54'49" West 22.36 feet with  
 a central angle of 12°50'19");  
 thence North 81°19'59" West 63.62 feet;  
 thence Northwesterly 2.45 feet along the arc of a 15.25 foot radius curve to the right  
 (center bears North 06°15'16" East and the chord bears North 79°08'23" West 2.45 feet with a  
 central angle of 09°12'41");  
 thence North 74°32'03" West 37.79 feet;  
 thence North 77°20'49" West 16.84 feet;  
 thence Northwesterly 11.72 feet along the arc of a 50.50 foot radius curve to the left  
 (center bears South 21°57'34" West and the chord bears North 74°41'12" West 11.69 feet with  
 a central angle of 13°17'33");  
 thence North 81°19'59" West 126.16 feet;  
 thence North 80°28'35" West 31.39 feet;  
 thence Northwesterly 88.50 feet along the arc of a 173.50 foot radius curve to the right  
 (center bears North 08°40'01" East and the chord bears North 66°43'12" West 87.54 feet with a  
 central angle of 29°13'34");  
 thence Southwesterly 39.20 feet along the arc of a 28.00 foot radius curve to the left  
 (center bears South 37°53'35" West and the chord bears South 87°47'23" West 36.07 feet with  
 a central angle of 80°12'23");  
 thence South 47°41'12" West 5.23 feet;  
 thence Southwesterly 42.71 feet along the arc of a 48.00 foot radius curve to the right  
 (center bears North 42°18'48" West and the chord bears South 73°10'36" West 41.31 feet with  
 a central angle of 50°58'49");  
 thence North 81°19'59" West 35.96 feet;  
 thence Northwesterly 17.34 feet along the arc of a 100.00 foot radius curve to the left  
 (center bears South 08°40'01" West and the chord bears North 86°18'04" West 17.32 feet with  
 a central angle of 09°56'11");  
 thence Northwesterly 17.34 feet along the arc of a 100.00 foot radius curve to the right  
 (center bears North 01°16'10" West and the chord bears North 86°18'04" West 17.32 feet with  
 a central angle of 09°56'11");  
 thence North 81°19'59" West 84.99 feet;  
 thence Northwesterly 23.62 feet along the arc of a 100.00 foot radius curve to the left  
 (center bears South 08°40'01" West and the chord bears North 88°06'00" West 23.57 feet with  
 a central angle of 13°32'02");  
 thence South 85°07'59" West 197.79 feet to the point of beginning.

Contains 26,018 Square Feet or 0.597 Acres



PROJECT # 4978E DATE 8/8/22 <b>1 OF 1</b> <small>FILE: 4978E.dwg</small>	<b>La CAILLE PROPERTY</b> <b>MONTE CRISTO</b> 8585 SOUTH WASATCH BLVD SANDY, UTAH <b>RIGHT-OF-WAY ACCESS EASEMENT EXHIBIT</b>	FOR: CPD LLC 8071 S. 1900 W., STE 100 WEST JORDAN, UTAH 84088 PHONE: 801.987.2676	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0520 Fax: 801.255.4440 <a href="http://www.ensignng.com">www.ensignng.com</a>	 <b>ENSIGN</b>
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